

# NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044, (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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**Project Title:** A1-Pre Fab Use Permit  
**Lead Agency:** Yolo County Department of Community Services **Contact Person:** Tracy Gonzalez  
**Mailing Address:** 292 W. Beamer Street **Phone:** (530) 666-8803  
**City/Zip:** Woodland / 95695 **County:** Yolo

## Project Location:

**County:** Yolo **City/Nearest Community:** Esparto  
**Cross Streets:** State Route (SR) 16/Woodland Avenue **Zip Code:** 95627  
**Longitude/Latitude (degrees, minutes and seconds):** 38 ° 41 ' 46.5 " N / 122 ° 01 ' 07 " W **Total Acres:** 3.83  
**Assessor's Parcel Nos.:** 049-240-024 **Section:** 19 **Twp.:** 10 North **Range:** 1 West **Base:** MDBM  
**Cache Creek, Lamb Valley Slough, Winters Canal, South Fork Willow**  
**Within 2 miles:** **State Hwy #:** State Route 16 **Waterways:** Slough, and West Canal  
**Airports:** N/A **Railways:** N/A **Schools:** Esparto Unified

## Document Type:

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Join Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

## Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 2,020 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Wastewater Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Education: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

## Project Issues Discussed in Document:

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

## Present Land Use/Zoning/General Plan Designation:

Existing 2,020 SF storage building and graveled area/Zoning: General Commercial (C-G)/General Plan Designation: Commercial General (CG); Esparto Depot District (Esparto Community Plan)

## Project Description: (please use a separate page if necessary):

The project is a request for a use permit to improve less than one acre of a 3.83-acre parcel within the community of Esparto to operate a prefabrication business. The parcel is zoned General Commercial (C-G) and is designated

Commercial General (CG) in the 2030 Countywide General Plan. The Project site is located immediately north of State Route (SR) 16/Woodland Avenue and is in an area identified by the Town of Esparto Community Plan (2019) as the Esparto Depot District which is intended to remain the community and business center of Esparto (APN 049-240-024). The Project proposes to change the use and occupancy of an existing 2,020 SF storage building onsite to light industrial uses. All work would be performed and completed inside the existing building and the facility will be for private use only and will not be open to the public. A commercial coach modular office unit would be located adjacent to the existing building to conduct administrative work and provide restrooms for employees. The Project would be conditioned to connect to wastewater services provided by the Esparto Community Services District (ECSD). Site improvements would consist of improving the existing storage building for business operations, paving the parking lot and internal circulation areas, and creating the onsite detention pond, and landscaping improvements. Approximately four to six employees would be employed at the facility and the hours of operations would be from 8:00 a.m. to 5:00 p.m. Access to the Project site is currently provided via a private driveway owned by ECSD along the eastern side of the parcel. The Project would be conditioned to secure access via a permanent and irrevocable easement granted by ECSD, unless ECSD dedicates the driveway to the County as a public street prior to the issuance of a building/grading permit to change the use and occupancy of the existing 2,020 SF storage building to light industrial uses.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<p><input checked="" type="checkbox"/> Air Resources Board</p> <p><input type="checkbox"/> Boating &amp; Waterways, Department of</p> <p><input type="checkbox"/> California Emergency Management Agency</p> <p><input checked="" type="checkbox"/> California Highway Patrol</p> <p><input checked="" type="checkbox"/> Caltrans District # 3</p> <p><input type="checkbox"/> Caltrans Division of Aeronautics</p> <p><input checked="" type="checkbox"/> Caltrans Planning</p> <p><input checked="" type="checkbox"/> Central Valley Flood Protection Board</p> <p><input type="checkbox"/> Coachella Valley Mtns. Conservancy</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Colorado River Board</p> <p><input type="checkbox"/> Conservation, Department of</p> <p><input type="checkbox"/> Corrections, Department of</p> <p><input type="checkbox"/> Delta Protection Commission</p> <p><input type="checkbox"/> Education, Department of</p> <p><input type="checkbox"/> Energy Commission</p> <p><input checked="" type="checkbox"/> Fish &amp; Game Region # 2</p> <p><input type="checkbox"/> Food &amp; Agriculture, Department of</p> <p><input type="checkbox"/> Forestry and Fire Protection, Department of</p> <p><input type="checkbox"/> General Services, Department of</p> <p><input type="checkbox"/> Health Services, Department of</p> <p><input type="checkbox"/> Housing &amp; Community Development</p> <p><input checked="" type="checkbox"/> Native American Heritage Commission</p>	<p><input checked="" type="checkbox"/> Office of Historic Preservation</p> <p><input type="checkbox"/> Office of Public School Construction</p> <p><input type="checkbox"/> Parks &amp; Recreation, Department of</p> <p><input type="checkbox"/> Pesticide Regulation, Department of</p> <p><input type="checkbox"/> Public Utilities Commission</p> <p><input checked="" type="checkbox"/> Regional WQCB # 5</p> <p><input type="checkbox"/> Resources Agency</p> <p><input type="checkbox"/> Resources Recycling and Recovery, Department of</p> <p><input type="checkbox"/> S.F. Bay Conservation &amp; Development Comm.</p> <p><input type="checkbox"/> San Gabriel &amp; Lower L.A. Rivers &amp; Mtns. Conservancy</p> <p><input type="checkbox"/> San Joaquin River Conservancy</p> <p><input type="checkbox"/> Santa Monica Mtns. Conservancy</p> <p><input type="checkbox"/> State Lands Commission</p> <p><input type="checkbox"/> SWRCB: Clean Water Grants</p> <p><input checked="" type="checkbox"/> SWRCB: Water Quality</p> <p><input type="checkbox"/> SWRCB: Water Rights</p> <p><input type="checkbox"/> Tahoe Regional Planning Agency</p> <p><input type="checkbox"/> Toxic Substances Control, Department of</p> <p><input checked="" type="checkbox"/> Water Resources, Department of</p> <p><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Other: _____</p>
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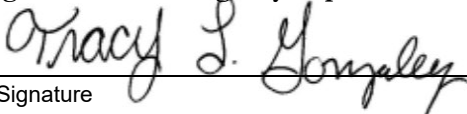
**Local Public Review Period (to be filled in the lead agency):**

Starting Date: November 13, 2024                      Ending Date: December 12, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Yolo</u>	Applicant: <u>A1-Pre Fab LLC</u>
Address: <u>292 W Beamer Street</u>	Address: <u>1278 Camphor Drive</u>
City/State/Zip: <u>Woodland, CA 95695</u>	City/State/Zip: <u>Woodland, CA 95776</u>
Contact: <u>Tracy Gonzalez, Associate Planner</u>	Contact: <u>Octavio Hernandez, Owner</u>
Phone: <u>(530) 666-8803</u>	Phone: <u>(530) 383-5531</u>

**Signature of Lead Agency Representative:**

<p></p> <p>_____ Signature</p>	<p><u>11/12/2024</u></p> <p>_____ Date</p>
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